

055.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

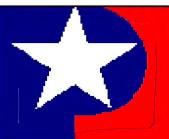
637,400 / 637,400

USE VALUE:

637,400 / 637,400

ASSESSED:

637,400 / 637,400


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
57		DUDLEY ST, ARLINGTON

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
101		5150.000	235,300			402,100	637,400		
Total Card		0.118	235,300			402,100	637,400		Entered Lot Size
Total Parcel		0.118	235,300			402,100	637,400		Total Land:
Source: Market Adj Cost				Total Value per SQ unit /Card:		448.87	/Parcel: 448.87		Land Unit Type:

## OWNERSHIP

Unit #:

Owner 1: FINOCHETTI JOHN	
Owner 2:	
Owner 3:	
Street 1: 55R DUDLEY ST	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: N	
Postal: 02476	Type:

## PREVIOUS OWNER

Owner 1: GROVE BANK -	
Owner 2: -	
Street 1: 1330 BOYLSTON ST	
Twn/City: CHESTNUT HILL	
St/Prov: MA	Cntry
Postal:	

## NARRATIVE DESCRIPTION

This parcel contains .118 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Clapboard Exterior and 1420 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5150	Sq. Ft.	Site			0	70.	1.12	11									402,149						402,100	

Total AC/HA: 0.11823

Total SF/SM: 5150

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 402,149

Spl Credit

Total: 402,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

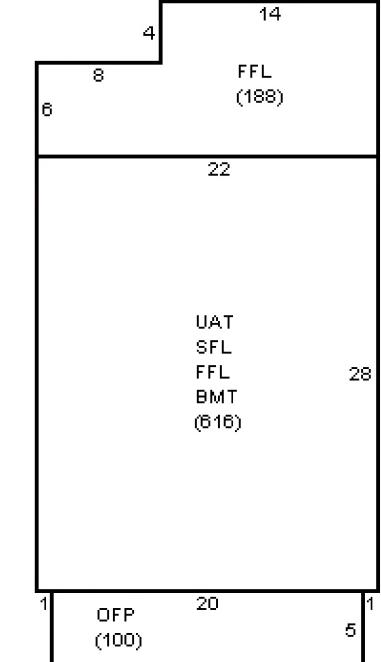
**EXTERIOR INFORMATION**

Type:	15 - Old Style	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**


**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1850
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

**CONDOS INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	31. %
Functional:		%
Economic:	L - Location	5.0 %
Special:		%
Override:		%
	Total:	34.45 %

**CALC SUMMARY**

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	180.409
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	358901
Depreciation:	123641
Depreciated Total:	235260
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	235300
Val/Su SzAd:	165.70

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL ID**

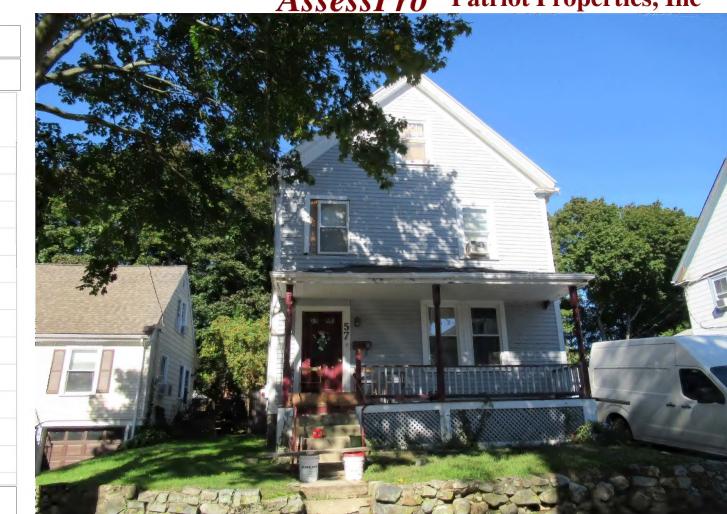
PARCEL ID 055.0-0001-0004.0

**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
FFL	First Floor	804	180.410	145,049						
BMT	Basement	616	54.120	33,340						
SFL	Second Floor	616	180.410	111,132						
UAT	Upper Attic	154	72.160	11,113						
OPP	Open Porch	100	32.670	3,267						
	Net Sketched Area:	2,290		Total: 303,901						
Size Ad	1420	Gross Area	2752	FinArea 1420						

**IMAGE**

AssessPro Patriot Properties, Inc

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code Description A Y/S Qty Size/Dim Qual Con Year Unit Price D/S Dep LUC Fact NB Fa Appr Value JCod JFact Juris. Value

More: N

Total Yard Items:

Total Special Features:

Total: